



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2429452

Board: F
Townhouse

224 14861 98 AVENUE

North Surrey
Guildford
V3R 0A2

Residential Attached

\$448,900 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?: **No**
Exposure: **South**
If new, GST/HST inc?:
Mgmt. Co's Name: **Pacific Quorum**
Mgmt. Co's Phone: **604-635-0260**
View: **No**
Complex / Subdiv: **The Mansions**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$285.00**

Original Price: **\$448,900**
Approx. Year Built: **1988**
Age: **32**
Zoning: **RM45**
Gross Taxes: **\$1,888.57**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**
P.I.D.: **015-369-668**
Tour:

Style of Home: **1 Storey, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**
Rain Screen: **No**
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Locker: **N**
Dist. to Public Transit: **2 blocks**
Units in Development: **74**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management**

Legal: **STRATA LOT 38, PLAN NWS3087, SECTION 32, RANGE 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Guest Suite**

Site Influences: **Central Location, Gated Complex, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 15'6			x			x
Main	Den	11'6 x 11'2			x			x
Main	Dining Room	12'6 x 10'			x			x
Main	Family Room	10' x 10'			x			x
Main	Laundry	6' x 5'6			x			x
Main	Bedroom	11' x 10'6			x			x
Main	Master Bedroom	15' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,539	# of Rooms: 7	# of Kitchens: 0	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age: 19+			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3			No	Pool:
Finished Floor (Total):	1,539 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
		Bylaws: Age Restrictions			5			No	Grg Dr Ht:
Unfinished Floor:	0				6			No	
Grand Total:	1,539 sq. ft.	Basement: None			7			No	
					8			No	

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

The Mansions, bright , well maintained townhome in a secure gated community, featuring 2 large bedrooms, a large den, an ensuite, living and family rooms, loads of storage, large western exposed balcony, a double garage and visitor parking close to this unit. A club house along with a guest suite for your extended stay visitors. within walking distance to walking trails, Guildford Town Centre, the public library, the Guildford community center & swimming pool, the theater, restaurants and more. Easy access to transit, the highway, and the Port Mann bridge. Easy to show with a little notice.



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Active
R2435620
Board: F
Apartment/Condo

1005 13880 101 AVENUE

North Surrey
Whalley
V3T 5T1

Residential Attached

\$310,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$310,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1994
Depth / Size (ft.):	Bedrooms: 1	Age: 26
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MF
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,428.50
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$279.81	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 018-932-452
Mgmt. Co's Name:		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View:		
Complex / Subdiv:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage Underbuilding		Locker:
Exterior: Mixed	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Slab	Units in Development:	Total Units in Strata:	
Rain Screen:	Title to Land: Freehold Strata		
Renovations:	Property Disc.: No		
Water Supply: City/Municipal	Fixtures Leased: No		
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: No		
Fuel/Heating: Electric, Natural Gas	Floor Finish:		
Outdoor Area: Patio(s)			
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Recreation Facility, Snow removal**
Legal: **STRATA LOT 65, PLAN LMS1564, SECTION 26, RANGE 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
Amenities: **Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 16'7			x			x
Main	Kitchen	12'6 x 8'3			x			x
Main	Master Bedroom	10'1 x 12'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 695	# of Rooms: 3	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 695 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 695 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Johnston Meier Insurance Agencies & Realty Ltd.**

Bright one bedroom condo on the 12th floor facing North East. Fully rainscreened 21storey highrise centrally located close to Surrey Central Mall & walk to KG skytrain. Complex offers indoor heated swim pool, hot tub, sauna, gym & guest suite. Bring your decorating ideas!



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Active
R2440154

Board: F
Apartment/Condo

116 13919 FRASER HIGHWAY

North Surrey
Whalley
V3T 4E6

Residential Attached

\$345,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$345,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2015
Depth / Size (ft.):	Bedrooms: 1	Age: 5
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,694.08
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$214.55	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-666-457
Mgmt. Co's Name: KORECKI MANAGEMENT		Tour:
Mgmt. Co's Phone: 604-233-7772		
View:		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Underground**

Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**

Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening**
Legal: **STRATA LOT 143, BLOCK 5N, PLAN EPS2001, SECTION 35, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	8' x 10'			x			x
Main	Living Room	11'6 x 13'			x			x
Main	Den	6' x 8'			x			x
Main	Bedroom	12' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 718	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 718 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 718 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, one bedroom and den (The Verve) ideal for first time buyer. This is not a ground floor suite. Allow time for showings.